



DEPARTMENT OF PUBLIC WORKS
ENGINEERING AND SAFETY/
DEVELOPMENT DIVISION
REHABILITATION SECTION
900 South Fremont Avenue
Alhambra, CA 91803
(818) 458-3193

JOB ADDRESS: 1534 So. Hinnen Ave
Hacienda Heights

THIS PROPERTY IS BEING INVESTIGATED
TO DETERMINE SUBSTANDARD CONDITIONS.
UNTIL A COPY OF OUR LETTER TO THE
OWNER IS ATTACHED TO THIS CARD,
DO NOT ISSUE ANY PERMITS
(EXCEPT FOR DEMOLITION) WITHOUT
FIRST CHECKING WITH THE UNDERSIGNED.

DATE: 9-18-98

INSPECTOR: Garcia

Unrightly
Inoperable
Vehicles.

20-0029 B&S DPW Rev. 5/97 trash, junk debris.



HARRY W. STONE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety / Land Development Division
16005 E. Central Avenue
La Puente CA 91744
Telephone: (626) 961-9611

INITIAL NOTICE

SUBSTANDARD CONDITIONS

1534 So. Hinnen Ave - Hacienda Heights, September 18, 1998
Property Address CA Date
Elizabeth N. Lloyd - 2650 Camino Del Rio
North - #211 - San Diego, CA 92108-0000 8243-033-001
Owner as shown on the latest tax assessment roll A. I. No.

The following substandard property or substandard building(s) or both were observed on this property:

- ☐ Unpainted building(s). ☐ Broken windows or doors or both.
- ☐ Overgrown vegetation, dead trees, weeds and debris.
- ☒ Attractive nuisances dangerous to children, i.e., abandoned or broken equipment, neglected machinery, refrigerator(s) and freezer(s).
- ☒ Broken or discarded household furniture or household equipment or both in yard areas for unreasonable periods.
- ☒ Miscellaneous articles of personal property about the premises.
- ☒ Trash, junk and debris about the premises.
- ☒ Garbage cans stored in front yard areas.
- ☐ Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas contiguous to streets or highways. (Listed below.)
- ☒ ~~Abandoned, Wrecked~~, dismantled or inoperative motor vehicles or parts thereof stored for unreasonable periods on the premises. (Listed below.)
- ☐ Substandard building conditions including but not limited to: structural, electrical, mechanical and plumbing defects.
- ☐ _____

This "Initial Notice" is provided to allow you to abate (correct) the noted substandard conditions by October 2, 1998. Without incurring any liability for this agency's cost of abatement. After you have abated (corrected) the substandard conditions, please contact your inspector so the work done may be inspected and the Code enforcement action closed by the deadline date. Please note that your property will be re-inspected on October 2, 1998, and if those substandard conditions are not abated, the Department of Public Works will commence formal Code enforcement action against the subject property to abate the nuisance. Upon completion of the County's Code enforcement action, you will be presented with an itemized statement of the County's cost and the right to a hearing and appeal. All of this agency's actual cost in this abatement proceeding shall be placed as a special assessment on the tax bill for the subject property pursuant to Section 25845 of the Government Code. These actual costs include, but are not limited to: the actual expenses and costs of the County in the preparation of notices, title searches, specifications and contracts, inspection of the work, the costs of posting and mailing notices, and any attorney's fees and court cost expended in the abatement of the nuisance. **It is in your financial interest to correct the violations as soon as possible.** For further information, please contact Inspector Liz Garcia at the Building and Safety District Office indicated below.

DISTRICT OFFICE STAMP



HARRY W. STONE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
PROPERTY REHABILITATION SECTION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3193
Fax: (626) 979-5433

November 24, 1998

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Elizabeth N. Lloyd
2650 Camino Del Rio N #211
San Diego, CA 92108

Dear Property Owner:

SUBSTANDARD PROPERTY 1534 SOUTH HINNEN AVENUE LA PUENTE, CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated on the attached list.

Section 9908 of the Code declares all such substandard property a public nuisance and requires the abatement thereof by correction, if practical, or by removal of the substandard conditions.

As the owner of record, you are hereby notified to comply with the requirements of the above Code and to correct or abate the conditions listed. All such work shall be completed within 30 days after the receipt of this letter. This notice will be posted on the property.

Further, if you fail to abate the public nuisance within all granted specified time limits, the Department of Public Works may arrange to have the work done by County forces. **The actual cost of the abatement work, plus \$504.70 administrative costs**, will be billed to you as the owner of the property. If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will also be recorded against the property in the office of the County Recorder.

Elizabeth N. Lloyd
November 24, 1998
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Should you have any questions, please contact Ms. Elizabeth Garcia at the Building and Safety/Land Development Division shown at the bottom of the attached list of defects.

Very truly yours,

HARRY W. STONE
Director of Public Works

A handwritten signature in dark ink, appearing to read "Dennis L. Tom", with a stylized flourish at the end.

DENNIS L. TOM
Sr. Building Engineering Inspector

DLT:hq

B-7/PR-403 (2.0)

Attach

(Rev. 3/94)

Elizabeth N. Lloyd
November 24, 1998

LIST OF DEFECTS:

1. Attractive nuisance dangerous to children in the form of abandoned or broken equipment, neglected machinery.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Garbage cans stored in front or side yards and visible from public streets.
6. Trailer, campers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Wrecked, partially dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises. (No license seen)
8. Spa in rear yard.

Building and Safety/
Land Development Division
16005 E. Central Avenue
La Puente, CA 91744

Inspector: Elizabeth Garcia
(626) 961-9611